

DOVER PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 11, 1992

MEMBERS PRESENT: Joe Etelman, Ron Cole, Mike McDonnell, Jim Richards, Lee Martel, Bob Corsetti, Paul Beecher, Dan Markey.

STAFF PRESENT: Bill Collins, Planning Director and Jacqueline Freeman, Recording Secretary

Meeting called to order at 7:02 PM.

ITEM #1: Approval of minutes.

Ron Cole made the motion to approve the minutes of July 28, 1992.

Paul Beecher seconded.

VOTE U/A - Lee Martel abstained

ITEM #2: Consideration of acceptance of an application for a minor subdivision and site review for a commercial parking lot on land owned by Boston & Maine Corporation (Joseph G. Sawtelle, Jr., Applicant) Assessor's Map 31, Lot 4, zoned B-2 and RM-8, located on Chestnut Street.

Tim Sheldon represented the applicant. He stated that he has a P & S agreement on the southern 4.5 acre parcel which will become a 460 car parking lot.

John Chagnon, Ambit Survey, described the subdivision of the railroad yard land. He stated that B & M will retain a portion of the land, the second sheet of the plan shows the land Mr. Sawtelle is interested in purchasing.

Ron Cole made the motion to accept the application.

Bob Corsetti seconded.

VOTE U/A

Chairman McDonnell opened the public hearing.

Roland Belhumeur stated he would like representatives of the Moose to be included in the site walk of the area.

Mike McDonnell assured him that the date and time of the site walk would be discussed and set this evening before the meeting ended.

Chairman McDonnell closed the public hearing.

Tim Sheldon stated that Joe Sawtelle is a partner in the

Dover Mill Partnership. He stated that Liberty Mutual can be seen from this property which is very accessible to the downtown area. He stated there is an existing building on the site which has sewer and water. This building would be retained and used as a transit station. He said there are two buildings in the front of the lot that would be torn down. He stated the property is accessible from two points on Chestnut Street. He said that the reason for two entrances is because of the 40 foot busses which would be entering. He stated they are asking for a 5 foot paving waiver and also a waiver to have parking space widths of 8.5 feet instead of the 9 feet required. He stated that this lot will not create a traffic jam as the motorists will be coming in and going out at different intervals.

Discussion ensued regarding the traffic study the City did on the site, and utilization of curb bumpers.

Tim Sheldon stated that he received prices from two contractors for snow removal. He discussed where the snow could be deposited and said that one-half of the snow would have to be removed from the site.

The site walk was set for Tuesday, August 18, 1992, at 5:00 PM.

Jim Richards made the motion to table pending the site walk. Ron Cole seconded.

VOTE U/A

ITEM #3: Old Business

a. Workshop to discuss CIP

Bill Collins stated the Council returned the CIP with the directive to pare it down to 1.17 million dollars for the General Fund. He distributed a revised spread sheet of the CIP that reflected a recommendation of the 1.17 million dollars. Mr. Collins said that out of discussions with Mr. Beecher came the following recommendations:

Public Works

- Sidewalks and DPW Equipment remain intact.
- Tolend Landfill - \$250,000 be deleted.
- Bellamy Rd. \$104,000 and \$305,000 both be postponed for one year which will bring in the Public Works total to \$108,000.

Water - no change

Sewer - no change

Leisure Services

- Refurbishing of Guppy Park Pool remain intact.

Police - none

Fire

- Pumper \$185,000 and the \$125,000 Squad proposal be combined and put in Year II, thereby deleting the \$185,000 in Year I.
- South End Station Renovation be divided in two phases, one-half this year and one-half next year, which would leave \$165,000 in the Fire portion of the CIP.

General Government

- DPW Maintenance Facility be postponed one year, which will bump the \$500,000 land acquisition design to next year and \$2,500,000 construction cost to the year after that.
- Optic Scanning \$195,000 remain in the budget.

Parking

- additional \$35,000 recommended for Surface Lot on DPW Facility lot on River St.

School

- |                                 |           |
|---------------------------------|-----------|
| - Remove and Replace Roof       | \$ 71,485 |
| - Replace Boiler                | 33,980    |
| - Horne St. School              | 120,000   |
| - Science Rooms Remodeling      | 20,000    |
| - Replace Floor Tile            | 45,000    |
| - Lockers in Phy. Ed./Athletics | 24,260    |

Marie Walton, School Department Administrator, asked the Board if \$25,000 could be added to repave the Student Parking Lot.

Bob Corsetti made the motion to accept the staff's recommendations as presented, and to add the \$25,000 for the student parking lot.

Joe Etelman seconded.

VOTE U/A

ITEM #3: Street specifications.

A discussion ensued on each amendment.

Dan Markey made the motion to accept and adopt the amendments dealing with street specifications.

Ron Cole seconded.

VOTE U/A

ITEM #3: Zoning regulations for alternative elderly housing.

Bill explained that the Zoning Board asked the Planning Board to define uses for forms of elderly housing as the Zoning Ordinance is out of date. He said he would bring back some written proposals.

Dan Markey made the motion to adjourn.

Ron Cole seconded.

VOTE U/A

Meeting adjourned at 8:35 PM.